

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Airport

**Member:** Alex Erskine  
954-828-4966

**Project Name:** Broward County

**Case #:** 6-T-03

**Date:** August 26, 2003

**Comments:**

1. No Comments.

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**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Broward County

**Case #:** 6-T-03

**Date:** August 26, 2003

**Comments:**

1. Comments will be available at the meeting.

1. The proposal is for the purpose of a “small scale” (less than 10 acre) amendment to the land use designation of the site, because the long-term existing use (Utilities) is not a permitted use in the Employment Center land use designation that was applied to this site by Broward County prior to annexation of the site into the City of Fort Lauderdale. The ‘Utility’ use was originally ‘grand parented’, but a new construction took place that made the use more nonconforming. This necessitated the change in land use designation, as the Utility use is a portion of Broward County’s potable water system and needs to be in this location.
2. Land Use Compatibility: The proposed land use designation of “Office Park” permits utility uses and is compatible with the surrounding land use designation of “Employment Center”, as both uses emphasize campus-oriented office uses that are logical land uses at this location. An alternative land use designation of “Utility”, which allows more intensive utility uses such as landfills, would not be a compatible land use due to the presence of Fort Lauderdale Executive Airport, which could be endangered by birds drawn to landfills. In addition, some of the uses allowed in the “Utility” land use designation could negatively impact the existing, grand parented mobile home park adjacent to the subject site.
3. Consistency with Comprehensive Plan: This proposal is consistent with the Goal of the City of Fort Lauderdale Land Use Element: Promote the distribution of land uses that will preserve and enhance the character of Fort Lauderdale by establishing land development guides designed to promote environmental protection, meet social and economic needs, provide for adequate services and facilities, conserve natural resources and ensure compatibility of land uses.

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**Division:** Sanitation

**Member:** Ed Udvardy  
954-828-5057

**Project Name:** Broward County

**Case #:** 6-T-03

**Date:** August 26, 2003

**Comments:**

1. The proposed land use amendment would have no impact on City Sanitation operations. Since the proposed development is commercial in nature a private hauler, licensed by the City, would be utilized to handle the sanitation needs of the site.